

ZONING BYLAWS

As amended November 2008

SECTION I. ESTABLISHMENT OF DISTRICTS.

- A. For the purpose of this Zoning Bylaw, the Town of Wellesley is hereby divided into classes of districts as shown on the "Zoning Map of the Town of Wellesley, Massachusetts", prepared under the direction of the Planning Board, Scale 1"=500', dated December 20, 2002 as amended, on file with the Town Clerk, which map together with all boundary lines and designations thereon, is hereby declared to be part of the Bylaw.

The classes of districts are respectively:

1. Single Residence Districts (SECTION II.)
2. Single Residence Districts A (SECTION III.)
3. Town House Districts (SECTION IIIA.)
4. General Residence Districts (SECTION IV.)
5. General Residence Districts A (SECTION V.)
6. Multi-Family Residence Districts (SECTION VA.)
7. Limited Residence Districts (SECTION VI.)
8. Limited Apartment Districts (SECTION VIA.)
9. Educational Districts (SECTION VII.)
10. Educational Districts A (SECTION VIII.)
11. Educational Districts B (SECTION VIIIA.)
12. Administrative & Professional Districts (SECTION IX.)
13. Planned Development Districts (SECTION IXA.)
14. Lower Falls Village Commercial District (SECTION IXB.)
15. Wellesley Square Commercial District (SECTION IXC.)
16. Limited Business Districts (SECTION X.)

17. Business Districts (SECTION XI.)
18. Business Districts A (SECTION XII.)
19. Industrial Districts (SECTION XIII.)
20. Industrial Districts A (SECTION XIV.)
21. Transportation Districts (SECTION XIV A.)
22. Flood Plain or Watershed Protection Districts (overlay district - zoning
map reference) (SECTION XIVB.)
23. Conservation Districts (SECTION XIV C.)
24. Historic Districts (overlay district)(SECTION XIV D.)
25. Water Supply Protection Districts (overlay district) (SECTION XIV E.)
26. Residential Incentive Overlay (RIO) District (SECTION XIV F.)
27. Linden Street Corridor Overlay District (SECTION XIVG.)

B. **DISTRICT BOUNDARIES.** The location on the land of the boundary lines shown upon the Zoning Map shall be determined as follows:

1. Where the boundary lines are shown upon the map within the street lines of public or private streets or ways, the center lines of such streets or ways shall be the boundary lines.
2. Where the boundary lines are shown upon the map outside of street lines and apparently parallel thereto, they shall be considered to be parallel to such street lines; and figures placed upon the map between such boundary lines and the street lines shall be the distances in feet of such boundary lines from the street lines, said distances being measured at right angles to the street lines unless otherwise indicated.
3. Where the boundary lines are shown apparently on the location of existing property or lot lines, and the exact location of the boundary lines is not indicated by means of figures, distances, or otherwise, then the property or lot lines shall be the boundary lines.
4. In all cases which are not covered by the provisions of paragraphs 1, 2 or 3, the locations of boundary lines shall be determined by the distances in feet, if given,

from the other lines upon the map, or, if distances are not given, then by the scale of the map.

5. Wherever any uncertainty exists as to the exact location of a boundary line, the location of such a line shall be determined by the Inspector of Buildings.